

**MINUTES OF HISTORICAL ADVISORY BOARD
REGULAR MEETING OF THURSDAY, OCTOBER 2, 2008
COUNCIL CHAMBERS, CITY HALL
2263 SANTA CLARA AVENUE – 7:00 PM**

CONVENE: 7:04 p.m.

ROLL CALL:

PRESENT: Acting Chair Miller, Board Members Irons and Lynch

ABSENT: None

STAFF PRESENT: Jon Biggs, Planning Services Manager/Secretary to the Historical Advisory Board; Andrew Thomas, Planning Services Manager; Doug Vu, Planner III; Tony Ebster, Permit Technician I/Recording Secretary

MINUTES: Minutes from the meeting of August 7, 2008
Motion (Lynch)/Second (Miller) to approve the minutes with changes
Ayes: 3; Noes: 0; Absent: 0
Motion Carries

Ms. Barbara Kerr addressed the board expressing concern that the minutes were not complete because they did not contain the added conditions of approval for the Del Monte restoration project that were created at the Historical Advisory Board meeting of September 4, 2008. She wanted to see the conditions added in the minutes for the record and wanted to verify that the conditions were entered in exactly as they were stated at the September 4, 2008 Historical Advisory Board meeting.

AGENDA CHANGES AND DISCUSSIONS:

None

ORAL COMMUNICATIONS:

Ms. Barbara Kerr addressed the board regarding the transportation element and the Alameda Point Plan. She is concerned that the proposals will not address the potential transportation problems.

WRITTEN COMMUNICATION:

None

REGULAR AGENDA ITEMS:

(7-A) Certificate of Approval – PLN08-0035 – 1150 Bay Street. The applicant requests a Certificate of Approval to alter more than thirty percent (30%) of the value of a historically designated residential building for the purpose of remodeling a previous addition and adding a front porch. (DV)
(Continued from the meeting of September 4, 2008.)

Mr. Doug Vu presented the staff report.

Mr. Craig Coombs addressed the board. He reiterated the discussion from the Historical Advisory Board meeting of September 4, 2008 and that the design adheres to the Secretary of Interior's Guidelines. He also reminded the board that the project is going to restore the structure and its historical elements.

Mr. Robert Mackenson addressed the board. He gave a brief history of his experience and stated that the design is in line with the requirements of the Secretary of the Interior's Guidelines. He pointed out several features in the neighborhood, such as the setbacks and the landscaping, and suggested the design of the front porch will not protrude excessively into the front yard setback relative to the other houses in the neighborhood.

Mr. Christopher Buckley addressed the board. He felt that this item has gone on too long and recommended that the board make a decision. He thinks that the board should either approve the project without the front porch or deny the project.

Mr. Jerry Wilkins addressed the board. He stated that this project should be approved because it will benefit the neighborhood and the City. He also pointed out that the proposed work follows the guidelines and requirements of the City of Alameda and the Secretary of the Interior.

Ms. Linda McKenna addressed the board. She mentioned some of the other projects she has worked on and stated that this project will restore the house to its original design and will be beneficial for the neighborhood. She also stated that it follows the guidelines and requirements.

Ms. Dee Keltner addressed the board. She reviewed the plans with the applicants and wondered why the owners have not attended any of these meetings. She thinks the renovation is wonderful except for the front porch. She expressed concern regarding its setback and feels that it will take away from the neighborhood if approved. She is also concerned with the precedent that will be set if the porch is approved. She asked that future foliage be limited in height, width and depth to minimize the protrusion into the setback.

Mr. Josiah Lewis addressed the board and noted his support of the remodel.

Ms. Patricia Emerson addressed the board. She spoke to the remodel and how it will preserve the building and increase the usability of the structure. She mentioned how difficult it has become to navigate the historic preservation process. Some people sell

their homes instead of rehabilitating a structure or they do work without permits. She asked that the board approve the project.

Mr. Eric Jackson addressed the board. He stated that the remodel will improve the structure, which ultimately helps the neighborhood. He also said that the rehabilitation will improve the house structurally and will prolong its useful life.

The meeting was adjourned and reconvened in Council Chambers.

The public comment was closed.

Board Member Lynch had questions for Mr. Mackenson. She asked about the difference between a terrace and a porch.

Mr. Mackenson replied by saying that the porch will be very narrow. Porches provide covering and trellises are more open allowing more sunlight to come into the area and structure. He also spoke to some of the windows and doors and that they were altered in a way that isn't in character with the structure. He pointed out that French doors are very common in modern remodels and the doors will be in character with the windows and house.

Board Member Lynch feels that they have been struggling with this project but she understands it better. She is inclined to change her mind regarding the project.

Board Member Irons pointed out that the building in the Architecture and Historic guide is similar to the project, which makes him feel more comfortable with the project.

Mr. Biggs clarified that staff's recommendation is to approve the project after reviewing and discussing the revised plans and drawings.

Acting Chair Miller likes the project except for the porch. He feels that the project still doesn't address some of the issues and still doesn't meet some of the standards and requirements. He is concerned with the proposed setback of the porch and its visual impact. He still objects to the porch and he feels that it goes way beyond restoration and is more of a modification to the house.

Motion (Irons) / Second (Lynch) to approve the Certificate of Approval with conditions.

Ayes: 2; Noes: 1

Motion Carries

(7-B). Review and Comment on SunCal's Preliminary Development Concept for Alameda Point.

Mr. Andrew Thomas gave a brief summary of the Alameda Point Development Concept and introduced Mr. Phil Tagami and Mr. Pat Kelliher.

Mr. Christopher Buckley addressed the board. He asked if all three board members need to be present to provide comments. He submitted pictures to the board consisting

of a map and photos of some of the structures in the historic district of the former Navy base. He wished to thank SunCal for preserving some of the structures that were originally slated for demolition.

Ms. Birgitt Evans addressed the board. She stated that the goal of the Alameda Architectural Preservation Society is to preserve enough of Alameda Point for future generations to be able to get an idea of Alameda's history.

Mr. Richard Rutter addressed the board. He is worried that some of the historic buildings are unoccupied and are being neglected. He also expressed concern with vandalism issues.

Ms. Elizabeth Krase addressed the board. She reminded the Board that the former naval air station is an historic place. She pointed out several buildings and how significant they are from an historical perspective. She also wants enough of the former base to be preserved to show how significant the City of Alameda's role was in World War II.

Mr. Bill Smith addressed the board. He talked about various reuses and other possibilities for Alameda Point. He would like to see more businesses invest in the former naval station.

Ms. Patty Jacobs addressed the board representing the Greater Alameda Business Association. She wanted to make sure that the Neptune Beach Museum would continue to have use of the building they are currently in.

The public comment was closed.

Board Member Lynch commented on Ms. Krase's point regarding some of the structures that were not on the list for preservation.

Mr. Phil Tagami replied by saying that they might not agree on all the buildings that should be kept for reuse or preservation. However, they need to do what is best for the overall project and instead of considering each individual building, they need to keep the whole project moving forward on schedule so that it stays economically feasible.

Mr. Tagami and Mr. Kelliher gave a PowerPoint presentation of their preliminary concept plan for Alameda Point. The presentation addressed several aspects of the development, such as housing, open space, future businesses, potential retail, jobs, transportation and historic preservation. They also talked about environmental hazards such as asbestos, mold and lead with regard to the demolition and preservation process.

The Board thanked Mr. Thomas, Mr. Tagami, and Mr. Kelliher for their presentation and answering questions of the Board Members.

BOARD COMMUNICATIONS:

Acting Chair Miller asked about Measure X on the upcoming ballot and where it came from.

STAFF COMMUNICATIONS:

Mr. Biggs reminded the board of the streetlight replacement project and that it would be scheduled for consideration at a future meeting.

Acting Chair Miller asked if there had been any applicants for appointment to the Historical Advisory Board.

ADJOURNMENT: 9:34 p.m.

Respectfully Submitted by:

Jon Biggs
Planning Services Manager/Secretary, Historical Advisory Board